

**Appendix G. Summaries of County and Municipal Policies, Rules and Regulations
Used to Protect Greenspace**

Unincorporated Fayette County: The Conservation Subdivision Zoning District requires permanent protection of greenspace to the degree stated in the Georgia Greenspace Program. The required legal mechanism to maintain permanent protection is a conservation easement.

The Flood Plain Regulations and the Watershed Protection Ordinance conserve land in a form which will be conducive to the Fayette County Community Greenspace Program in that they both restrict development along stream corridors. Both of these ordinances provide temporary protection. It is proposed that the Watershed Protection Ordinance be amended to require permanent protection of natural buffers along streams.

The Planned Unit Development-Planned Residential Development Zoning District (PUD-PRD) requires a minimum of 2,500 square feet of open space per dwelling lot. This ordinance provides temporary protection. It is proposed that the Planned Unit Development-Planned Residential Development Zoning District (PUD-PRD) be amended to require permanent protection of open space.

Fayetteville: At this time the City of Fayetteville does not have any ordinances or regulations which require the permanent protection of property as stipulated by the Georgia Greenspace Program. Some existing ordinances and regulations do however offer temporary protection.

The Zoning Ordinance was amended in 2001 to add an Open Space Zoning District. The zoning classification mirrors the Georgia Greenspace Program goals and requirements for the protection of open space. The Open Space Zoning will be applied to those lands purchased fee simple, and to those lands that have granted open space easements, and agree to the zoning change. The zoning district restricts use of the land to only those uses allowed under the Georgia Greenspace Program.

The City's Zoning Ordinance, through the Planned Residential Development section, allows conservation subdivisions. There is a minimum common open space requirement of 700 square feet of open space per residential unit.

The Planned Community District (PCD) requires a minimum of 20% of the total area of a proposed PCD to be dedicated open space. The open space must be deeded to and maintained by the property owners association.

Peachtree City: There are no existing ordinances, policies, or regulations which require the protection of greenspace to the degree stated in the Georgia Greenspace Program. Current ordinances such as the Watershed Protection Ordinance and Flood Plain Regulations provide temporary protection.

Tyrone: There are no existing ordinances, policies, or regulations which require the protection of greenspace to the degree stated in the Georgia Greenspace Program. The Flood Plain regulations and the Watershed Protection Ordinance provide temporary protection as they restrict development along streams.